

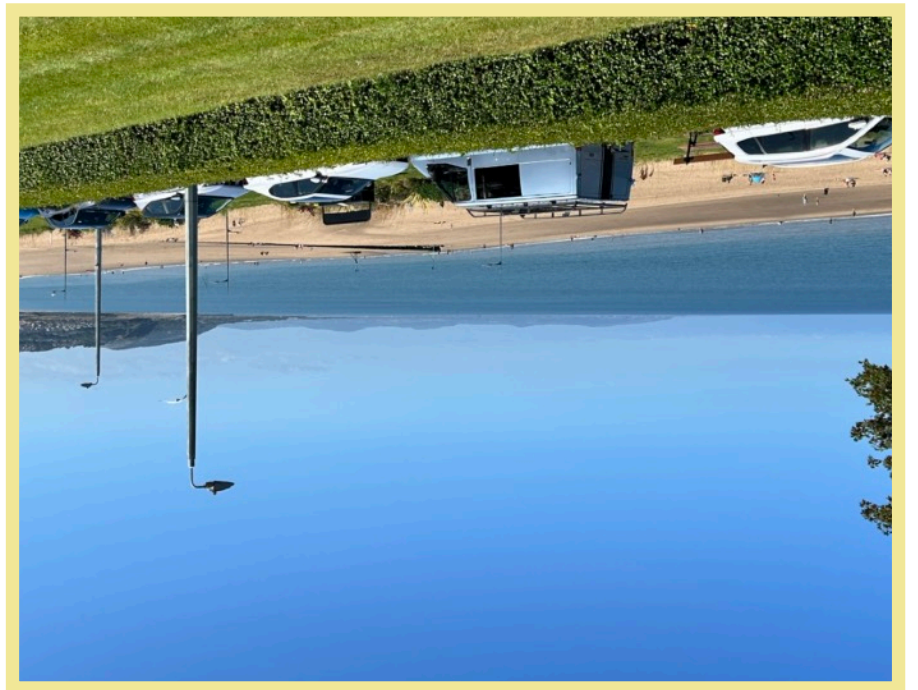
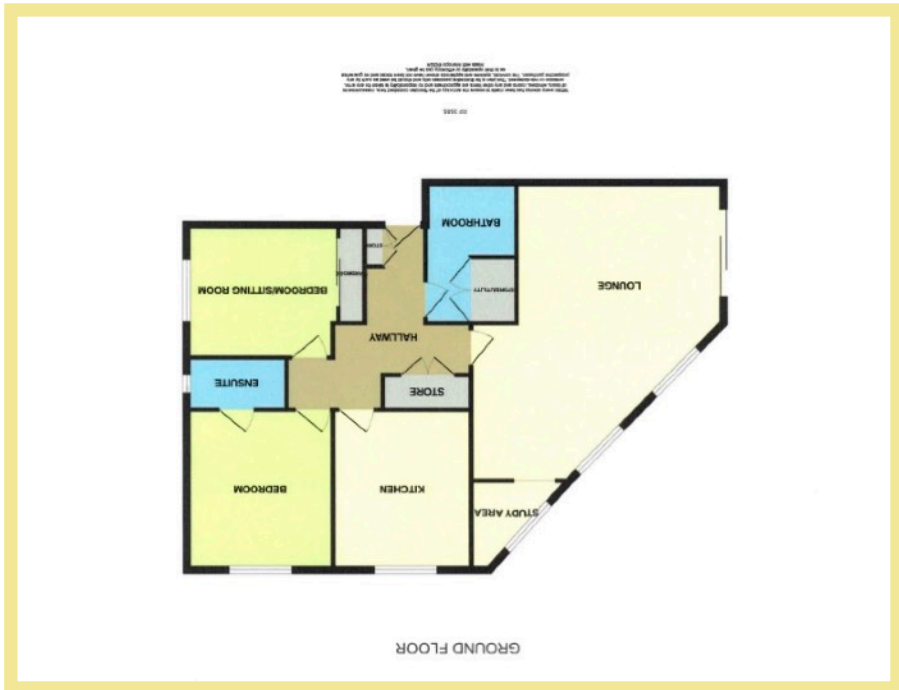
We endeavor to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller.

Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers.

Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries.

www.fletcherpoole.com

Fletcher & Poole



Apt.10, College Court
Rhos on Sea
LL28 4HR



Two Bedroom Ground Floor Apartment With Far Reaching Panoramic Coastal Views

Description

This two bedroom ground floor apartment is part of Cwrt Y Coleg a well maintained development on the Cayley Promenade and with uninterrupted sea and coastal views. The rooms are light and spacious and the current vendors have updated the property with a new kitchen and modern bathroom and ensuite shower room. Viewing is highly recommended to not only appreciate the size and lay out of the accommodation but the standard of finish and those spectacular views from the lounge, kitchen and master bedroom. There is gas central heating and UPVC double glazing. Outside there is a garage and visitor parking set within immaculate communal gardens. This particular apartment also has a paved seating area which can be accessed off the lounge.

The accommodation comprises of good size entrance hallway with two built in storage cupboards, a light and spacious lounge with access to a study area, kitchen/ breakfast room with integrated appliances including a double oven, induction hob, fridge freezer and dish washer, master bedroom with fitted wardrobes and an ensuite shower room, second double bedroom with fitted wardrobes and currently being used as an additional sitting room and a modern contemporary bathroom where there is built in storage and a washing machine.

- ✓ UPDATED TWO BEDROOM GROUND FLOOR APARTMENT
- ✓ ENJOYS UNINTERRUPTED PANORAMIC SEA & COASTLINE VIEWS
- ✓ LIGHT & SPACIOUS ACCOMMODATION WITH NEWLY FITTED KITCHEN, BATHROOM AND ENSUITE
- ✓ OFF ROAD PARKING & GARAGE
- ✓ NO CHAIN

Lounge

6.60m x 5.56m (21'8" x 18'3") Maximum



Study Area

2.17m x 1.98m (7'2" x 6'6") Maximum

Kitchen

3.55m x 3.04m (11'8" x 10'0")



Bedroom One

3.51m x 3.31m (11'6" x 10'10")



Ensuite

2.25m x 1.14m (7'5" x 3'9")



Bedroom Two

3.33m x 2.93m (10'11" x 9'8")

Bathroom

3.22m x 2.02m (10'7" x 6'8") Maximum

Garage

5.63m x 2.97m (18'5" x 9'9")

Location

The property is located in the popular coastal resort of Rhos On Sea with its wealth of local shops and other facilities. The larger resorts of Llandudno and Colwyn Bay are approximately three miles and one mile respectively and it is conveniently located for easy access to the A55 dual carriageway for Chester and the motorways beyond, also the main rail line Holyhead to Euston.

Directions

From the Rhos on Sea office turn towards the Promenade, turn right onto the Promenade and take the second right onto Cayley Promenade, carry straight on remaining on Cayley Promenade, take the 4th right onto Llannerch Road East and College Court can be found on the right.

Council Tax Band: "F" (provided on www.voa.gov.uk)
Energy Efficiency Rating Band C

NB Apartment is leasehold on a 999 year lease from 2023 Service charge £950 every 6 months which includes building insurance, fire system, ground maintenance and any external repairs.

There is a managing agent along with a managing company formed by the residents.

2 Bedroom Ground Floor Apartment

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Rhos on Sea
LL28 4HR

£359,950

NO CHAIN

Reference Number:RP3685
16/08/24

Fletcher & Poole,
1A, Penrhyn Avenue
Rhos-on-Sea, LL28 4PS

Registered Company
Number 4687367

Valuation

Thinking of moving in the near future please do not hesitate to ask for a FREE sales valuation

Viewing

By appointment contact:

tel: 01492 549178

email:
rhosonseafletcherpoole.com
web: www.fletcherpoole.com



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		